

RESALE HOMES COLLECTION

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FEATURES

AURORA/KING
VOLUME 1, ISSUE 8

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Create Your Outdoor Oasis with Jack's Landscaping

When we are young are taught that it is the inside that counts. However, sometimes a beautiful outside goes a long way. Jack Roeleveld has been beautifying backyards and creating enjoyable outdoor living spaces with his company, Jack's Landscaping, which he founded in North York in 1978. Jack's Landscaping puts a heavy focus on design, especially on custom design to suit every home and homeowner. They will come in and assess outside your home, and make a plan uniquely fitted to your taste. After the design consultation the building team will transform your outdoor space into the oasis of your dreams. Jack's Landscaping is a company comprised of professionals, who have extensive training in their respective fields. Certified carpenters, stone masons and horticulturalists will work together to create your outdoor sanctuary.

Continued on page 4

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**We invite you to participate in the first annual
Tom Marchese Trail Run (6.6km)**

Saturday, September 21, 2013 – Cold Creek Conservation Area

Get **FREE** admission to Fallfest, care of King Township!

www.KingTownshipTom.com/TMTR

Proceeds going to the King Township Food Bank



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14265 Weston Road, King City, ON



\$ 4,490,000

Kinkyle, a gracious stone house set on 84 beautiful acres is one of the finest homes in King Township. Meadows, mature forest, lake, paddocks also provide a lovely background for charming one bedroom cottage, superb Dutch Masters stable and several out buildings. A lap pool with entertainment area, a lit tennis court, walking and biking trails complete this spectacular package.

Diana Dunlap*

1279 Doane Road, East Gwillimbury, ON



\$ 2,750,000

Prime development/investment opportunity. *800 homes approved by the OMB for area including low density mixed single detached and townhouses. Detached bungalow on property 4 bedroom and 2 baths. Minutes to 404 extension (completed 2014) Part of Queensville expansion project. An outstanding opportunity for a developer/investor.

Jeff Laceby* & Cinda Brown***

4865 16th Sideroad, King, ON



\$ 1,600,000

EXCLUSIVE LISTING. Attractive ranch bungalow with separate 2 bedroom lower level suite. Beautiful panoramic views offer a perfect backdrop to this attractive 28 acre property. Picturesque, serene and private quiet country living just minutes to highway 400.

Lynda Laceby*

16585 7th Concession, Pottageville, ON



\$ 1,520,000

23.04 Acre parcel being severed into three parcels. Lot 1 is 17 plus acres with small bungalow on it \$725,000. Lot 2 is 3.33 acres vacant wooded lot with building envelop on it \$410,000. Lot 3 is 2.42 acres wooded with building envelop on it \$385,000. Lot sizes subject to minor changes upon final severance approval.

Lynda Laceby*

16165 Eleventh Concession, Schomberg, ON



\$ 1,675,000

Stunning! Totally remodeled 2010, modern Spanish 4 bedroom home. Nanny & in-law suites. Huge open concept kitchen and great room with soaring ceilings, 3 fire places, granite counters. 2 master bedrooms with ensuite and private decks. 3 Trex decks. 21 acre equestrian farm. 14 stall barn- 2011.

Andrea Pinska*

15678 Mount Wolfe Road, Caledon, ON

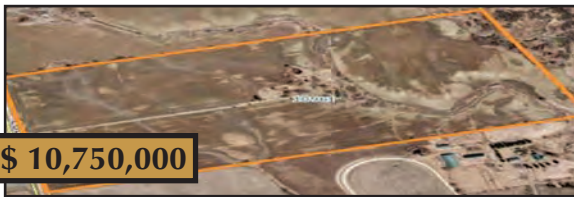


\$ 2,800,000

49 acres designated development land. Beautiful rolling hills with mature trees. Majority of the land is farmed. Approximately 10 acres of bush. Potential for estate development. Adjacent to existing estate residential plan of subdivision to the west and south. Adjacent to agricultural land to the north. Buildings on property include remodeled bungalow, heated workshop with water supply, and out building. Buyer to do own due diligence with the town.

Mike Laceby*

10961 Coldcreek Road, Vaughan, ON

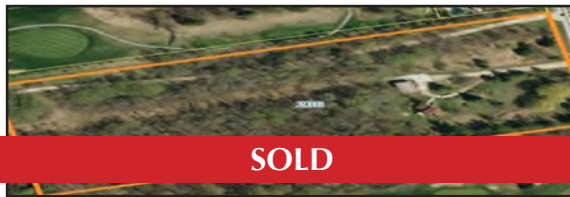


\$ 10,750,000

86.33 acres vacant land in North Vaughan. Highway 50 corridor, south of Bolton. Surrounded by imminent development. Close to airport. Buyer to do own due diligence

Jeff Laceby***

230 Grey Road 21, Blue Mountains, ON

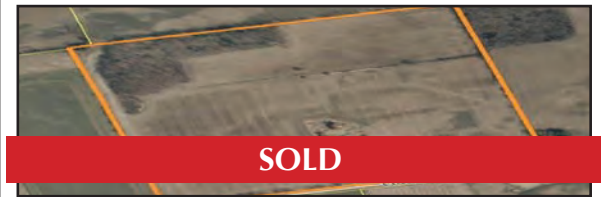


SOLD

Superb lifestyle development opportunity for builders/developers. Approx. 10 acres of wooded land perfectly situated a few miles outside the beautiful bustling resort community of Collingwood. The community has everything to offer: Lakes, Golf, Tennis, Fishing, Shopping And Skiing.

Cinda Brown*

4156 Line 9 West Gwillimbury, ON



SOLD

The property is approximately 106 acres (approx. 90 workable acres and approx. 10 acres wooded lot) and consists of a bungalow, old bank barn and drive shed. House has good structure but needs TLC and cosmetic renovations.

Jeff Laceby***

15228 Yonge St., Aurora, ON **905.841.9090** | 2169 King Road, King City, ON **905.833.0033**

* Sales Representative ** Broker *** Broker of Record

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Diane Anderson**



Glenn M. Hant**



Marina Ferrante*



Andrea Pinska*



Chris Bresser*



Cinda Brown*



Diana Dunlap*



Lynda Laceby*



Lynda Laceby*

167 Brule Trail, King, ON



\$ 1,249,000

Stunning custom home in Carrying Place Estates. Wrap-around Muskoka porches, beautifully landscaped 3.6 acre lot. Perfect home for family and entertaining. Unique multi-level south facing sunroom.

25 Lockhart Lane, King City ON



\$ 1,390,000

Serene Park Like Setting Perfectly Situated On A Quiet Cul-De-Sac In Kingscross Estates. Just Over 2 Acres, 3+2 Bedroom Walk-Out. Spacious Open Floor Plan. Comprising Approx. 4500 Sq.ft Of Overall Living Space. 3 Fireplaces. Walkout to New Cedar Deck(2012) Lower Level Sauna

15605 Highway 27, Schomberg, ON



SOLD

A Tree Lined Drive Leads To This Charming Century Stone Farm House On 50 Acres With Wrap Around Porch. House Exudes The Charm Of Yesterday With All The Amenities Of Today. Salt Water Pool, A Double Set Of Bank Barns, Workshop/Separate Garage. 3 Ponds, Rolling Fields, Good Value In The Heart Of King Township.

To arrange a viewing of these great properties, please contact Lynda Laceby



Diane Anderson**

107 Burton Grove, King City, ON



\$ 1,098,000

A Warm And Welcoming Floor Plan On A Private 1/2 Acre Lot Within Walking Distance To The GO Train. 4 Bdrm Executive Home Comprising Approx. 2820 Sq Ft. Expansive Wood Deck And Inground Pool. Beautiful Mature Lot With Perennial Gardens. 5 Walk-Outs In Total From The Home To The Deck Areas. Finished Basement. MLS# N2717880

87 Humber Crescent, King City, ON



\$ 599,000

Beautiful Wooded Lot In High Demand Residential Area Close To Schools, Transit And Community Centre. Ideal Lot For Builder To Build Dream Home In A Location Currently Under Re-Development. Nature Lover's Paradise. MLS# N2681184

To arrange a viewing of these great properties, please contact Diane Anderson



Glenn M. Hant & Chris Bresser***

9 Karissa Lane, East Gwillimbury, ON



\$ 739,900

Private One Acre Lot On A Quiet Street. Immaculate, Move In Ready. Upgraded And Professionally Finished. Brazilian Cherry Hardwood, Ceramic Tiles, Granite Countertops And Finished Basement. Main Floor Laundry/Mud Room W/Separate Entrance. Back Deck With Sunken-In Hot Tub And In Ground Pool (New Liner 2012). Lot Backs On To French's Park, Privacy All Around With Cedar Hedges And Mature Trees

To arrange a viewing of these great properties, please contact Glenn M. Hant or Chris Bresser



Andrea Pinska*

63 Dennis Drive, King City ON



SOLD

Lovely, Wide, Light Filled, 2810 Sq Ft, 4 Bdrm Home In King City, Gourmet Kitchen With Aga-Heartland Stove Fisher and Paykel Fridge And Miele Dishwasher!! Hardwood Floors, Granite Counters And New Bathrooms Throughout!! Master Ensuite With Double Sinks, Walk-In Shower And Soaker Tub! Master Walk-In Closet! Beautiful Perennial Gardens, Private, Treed, Huge South Facing Back Yard! Main Floor Den! Yard Fit For Soccer Kids! 3 Car Garage!!

To arrange a viewing of these great properties, please contact Andrea Pinska

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...Jack's Landscaping is a company comprised of professionals, who have extensive training in their respective fields.....



Continued from the cover

For Roeleveld, his business has never been about making money. He has focused his company on customer service and satisfaction. He is extremely passionate about landscaping, because to him it is about more than just build-

ing a deck. "I got into landscaping because the job satisfaction was huge...I love the challenge of something different," says Roeleveld. When you hire Jack's Landscaping for one of your outdoor projects you can be sure that it will be as enjoyable an experience as possible. They pride themselves in being quick and efficient without compromising the quality of their work, making your project as a virtually pain-free. A beautiful exterior is especially important for someone who is looking to sell their home and up its resale value. "The nicer your home looks on the outside, the better your resale price will be," says Roeleveld. Good landscaping generates massive curb appeal and will be the first thing that a potential buyer will notice about your home. A house with a charming exterior makes your property more desirable regardless of what is inside your home. A beautiful outdoor space can improve your lifestyle, and have you second guessing if it really is the inside that matters. Whether you are trying to create outdoor haven or thinking of selling your home, Jack's Landscaping is the breath of fresh air that your space needs. For more information please visit jackslandscaping.ca

- Written by Lauren Scott



THE ULTIMATE LUXURY

\$2,695,000 1-877-969-3189

A Spectacular custom built "Chateau" on 10 private acres in King City. Features over 10,000 sq ft of living space with attention to every detail. the grand entrance boasts a soaring 30ft ceiling with vaulted skylight, Solid 8 ft doors, 12 inch baseboards, crown moulding and Natural stone finishes throughout. Main floor master suite with spa inspired 6 piece ensuite, Steam shower, heated floors, balcony and gas fireplace. includes, 3 story elevator, 8 bathrooms, , Geo_thermo heating, The Gourmet kitchen built by "Selba" offers Antiqued granite counters, breakfast Island , wolf 6 burner gas range, and stainless steel appliances. Finished walk-out, Home theatre, Gym, Nanny or in law suite. Private Treed landscape with Rolling Hills , Stream and pond, a natural paradise. Located minutes to kings finest private schools (Country day, Thomas of Villa Nova and St Andrews College) easy access to hwy 400 and all amenities.



PROMINENT FAIRFIELD ESTATES

\$2,349,000

1-877-679-3411

Located in King Township, this stunning home boasts a long private drive set on approx. 2 acres premium treed lot, professionally decorated in French country with only the finest quality of finishes & attention to detail, Turkish stone flrs, custom milled bookcases & cabinetry thru-out, multiple walkouts, minutes to kings finest private schools, easy access to hwy 400.



SPECTACULAR!

\$1,199,900 1-888-997-6703

Spectacular Georgian Reproduction on 1/2 acre premium ravine lot boasts 9-30 ft. ceiling heights thru-out, Chef's gourmet kitchen, gleaming hardwood floors, multiple W/O's, attention to detail, 4200 Sq.Ft. plus finished W/O, surrounded by scenic views, south Aurora, mins. to transit, amenities & Schools (CDS, SAC, Villa Nova)



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\$799,900 1-855-637-2744

Loaded with Character offers views of Kings countryside. Fabulous renovation boasts 10Ft. ceilings on main, Gourmet kitchen, marble counters, breakfast bar, centre island, hardwood floors, inviting family room with vaulted ceiling & lrg pallatial windows, over looks in-ground pool, patio, deck, heated cabana & mature landscape plus sep. 2.5 detached garage features heated loft ideal for studio or games room. mins. to Hwy 9/Hwy 27.



KING CITY SIDESPLIT

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Fabulous open concept renovated 4 level home on pool sized (85x132 ft) parcel, Modern kitchen with granite counters, open concept living/Dining combo, Updated bathrooms, lower level offers additional living space, separate workshop is a perfect addition for the handyman.



MANY UPGRADES

\$499,900 19447 Yonge St.

Nicely renovated 4 Bedroom with finished walkout basement features updated Kitchen, Modern baths, Heated Floors, Hardwood on the Main, New Broadloom Thru-out. Neutral Decor, walkout to yard overlooking ravine, easy access to transit & amenities, Mature landscape, Zoned homebase/retail. Can be rezoned for commercial use.

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The value in knowing R-Value

If you are in the midst of renovating or building your home, it is likely you have heard the term "R-Value" being thrown around. Understanding what it means and its importance is the real test.

Measuring the ability to limit the heat flow transferred through insulation is known as R-Value, say specialists in this field. Augmenting the traditional insulation in walls and ceilings is not typically regarded by industry specialists as an effective short-term or long-term solution, since it does not offer air sealing capabilities the way modern alternatives do.



Spray foam insulation, like that available from innovators Icynene, provides a consistent R-Value plus air seal in one step without the potential for sagging, settling or gaping that traditional insulation might.

Adding further layers of insulation in a traditional environment just to increase R-Value eventually proves superfluous and ineffective with very little payback over the long-term.

The United States Department of Energy says that compressed insulation will not provide its full R-Value. Moreover, the installed R-Value will differ from the insulation R-Value itself due to heat flow around the home making it imperative that the insulation is properly installed by a professional who knows their product and how they work.

Homeowners should stay ahead of the curve and understand what is right for their home to ensure its long-term sustainability. Further information on R-Values and air sealing can be found at www.icynene.com.

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\$869,800

571 HOLGATE CIRCLE, NEWMARKET



INCREDIBLE RENOVATION - NEWMARKET

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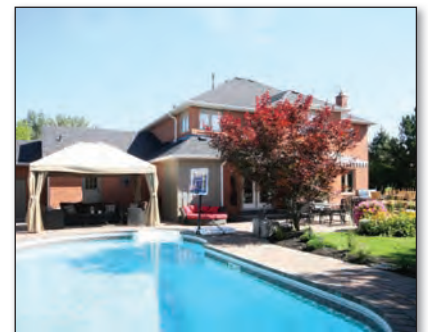
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11 WILKINSON PLACE, AURORA



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NEW PRICE!



\$554,900

314 Salisbury Lane, Newmarket

Location! All brick, 4 bedroom w/large principle rooms. Eat-in kitchen & breakfast bar, sep living, dining & fam room w wood insert. Open cathedral to above. Newer broadloom & wide plank laminate floors. Upgraded baths, shingles, furnace, a/c, windows, fixtures, paint & pool liner. Spectacular private lot. Mature trees & pool! Prof fin bsmt.

Open House Sunday 1-3pm



15 Slalom Drive, Moonstone

Renovated! 2400sqft w/walkout basement. **Recent upgrades; windows, wiring, eaves, trough, soffi, appliances, granite, flooring, fixtures, bathroom tile & counters, broadloom, deckrail, paint & landscaping. Steel Roof, large wall A/C w/dehumidifier/purifier. *2 ng f/ place supply majority of heat. Vaulted ceiling & stunning brickwork. Open concept with majestic views of green-space & landscape. A perfect home or chalet!

RECENTLY RENOVATED!



\$339,000

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- When I have my furniture, photos in place?
- Who are the neighbours, what are they like, what are their ages?
- Is the place close to Schools, Parks, Golf Courses, Retail, Banks, Transportation?
- How far to work?
- What are the best ways to work?
- Is the Size of House right for my family?
- Are their children for my children to play with?
- How far from Fire Station?
- Is the place near medical Clinic(s)?
- How far from Hospital?
- Is the library nearby?
- How near are the major Hwys?

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PRESIDENT'S GOLD AWARD



Make your home more energy-efficient

Did you know that being green saves money, especially around the house? Homeowners annually lose hundreds of dollars to inefficient appliances and a drafty home. Making simple changes can benefit the planet and your bottom line.

Appliances in your home as well as certain behaviors can have a considerable impact on how much energy is consumed. The Energy Information Administration reports that the average home uses approximately 1,000 kilowatt hours (kwh) each month. Kwh is measured by multiplying the number of 1,000 watts of electricity used by the number of hours the device is in use.

Selecting energy-efficient appliances and using them in a conservative manner can reduce energy usage and the cost of your monthly utility bill. Try to run high-wattage appliances during the evening or early-morning hours when energy rates may be

reduced. Also, if the weather will be warm, running these appliances during cooler hours prevents the home from heating up even more – possibly requiring the additional use of an air conditioner.

Unplug appliances when they're not in use to avoid vampire drain. Many appliances still draw a small amount of power even when turned off. Also, be sure to properly insulate and position appliances so they can run at the highest level of efficiency.

ENERGY AUDIT

You can request or hire individuals to conduct an energy audit or home energy assessment. According to the U.S. Department of Energy, the audit will assess how much energy your home consumes and evaluate what measures you can take to make your home more energy efficient.

If you prefer to do an energy audit yourself, you can look at a few key areas around the home where there may be air leaks or inefficient uses of energy. First, turn off any combustible appliances, such as water heaters and furnaces. Make sure the windows are closed, then turn on exhaust fans in the bathroom and kitchen to suck the air out of

the rooms. Feel around outlets, doors, windows, baseboards, fireplaces, and attic hatches for any apparent leaks. Use a stick of incense to easily see the flow of air in the incense smoke.

If any leaks are found, address each one. This generally involves recaulking or sealing around points of entry. The DOE says the potential energy savings from reducing drafts in a home may range from 5 percent to 30 percent per year.

ADDITIONAL STEPS

There are other steps you can take to make a home more efficient.

- Install solar panels to draw power from the sun.
- Plant deciduous trees or bushes on the south- and west-facing areas of the home. The leaves will shade the home during the summer months and fall off to allow sunshine in during the winter months.
- Plant bushes by the front door to act as a wind buffer.
- Use skylights to add light and warmth from the sun to the home.
- Think about using motion-activated lights in the home.
- Install a new programmable thermostat.
- Check the insulation in attics and basements and install new if the insulation you currently have is no longer efficient.

Save energy and money by making easy adjustments and improvements around your house.

Every appliance has a different measure of electricity usage. Here are some examples of common appliances in the home and how much energy they consume in one hour, courtesy of Bright Hub.

- Electric clothes dryer: 6,000 watts
- Washing machine: 425 watts
- Refrigerator : 188 watts
- Dishwasher: 200 watts
- Central AC: 6,000 watts
- Window AC: 1,300 watts
- Flat screen TV: 150 watts
- LCD TV: 213 watts
- Vacuum: 1,100 watts
- Freezer: 273 watts
- Water heater: 473 watts
- Toaster oven: 1,200 watts
- Coffeemaker: 1,200 watts
- Desktop computer: 95 watts
- DVD player: 25 watts
- Cable box: 20 watts
- Laptop: 50 watts



Perfect home improvement projects for fall



Home improvement projects can add value to a home and do-it-yourselfers know the sweat-equity that goes into such projects can give homeowners a greater sense of pride in their homes. But no two home improvement projects are the same, and homeowners should know that certain projects are best tackled during certain times of the year.

Fall is a great season to work on your house, as the weather is often at its most agreeable once the summer heat has gone and before winter weather arrives. The following are a handful of fall-friendly home improvement projects for homeowners looking to improve their homes.

ROOF REPAIR

Whether you're repairing or replacing the roof, fall is a great time of year to dust off the ladder and get some work done on your roof for a variety of reasons. First and foremost, fall is ideal for roof work because you won't have to be up on the roof with the summer heat bearing down on you. This can make the project move along more quickly, which is especially beneficial if you are paying laborers to work on the roof. The fewer hours workers are fixing your roof, the less you will be paying in labor costs.

In addition, fixing up the roof in the fall ensures those winter storms, be it rain or snow, won't find their way into your home via leaks. A leaky roof in winter is hard to fix, as the roof surface could

be treacherous in the winter and winter winds can make it dangerous to be up on the roof at all. Addressing leaks in the fall can prevent damage to your home's interior, which can mount up if a leaky roof is not addressed until the following spring.

WINDOW WORK

When the weather outside gets frightful, poorly insulated windows can allow cold air into the home. That often has a trickle-down effect on finances, forcing you to turn up the thermostat in an attempt to offset the cold air pouring into the home. Whether you need your windows replaced or simply need to patch up any leaks, a proactive approach to leaky or older windows in the fall can save you from unnecessarily high heating bills come the winter. Addressing leaky windows also makes a home more comfortable for its inhabitants.

Fall is the ideal time to address a home's windows because the temperature outside tends to be pleasant. This means you likely won't have to make much of an effort to offset the elements, and



open windows in the fall won't make your home's interior very hot or cold like they might if you were to tackle the project during the summer or winter.

FIXING THE FLOORS

Wood flooring is a hot commodity for many homeowners. But not all flooring can be added to a home at any time of year. That's because certain types of flooring employ adhesives that need temperatures inside the home to be within a certain range, and that range is often within 70° to 80° F, which makes fall a great time to install such floors. Colder temperatures can make it difficult for the flooring to dry and bond, which will prove problematic down the road. What's more, many people entertain friends and family come late fall and into the holiday season, and it can be difficult to do so if you are busy installing new flooring.

PAINTING PROJECTS

Painting is another home improvement project that seems tailor-made for fall. A fresh coat of paint or a new color scheme around the house can give a home an entirely new look and feel. But paint can be pungent and the aromas may last if it's applied at a time of year when it can't dry while the windows are wide open. Paint fumes inside a home can make the home uninhabitable, but painting at a time of year like the fall, when you can keep the windows open during and after the project, can help air the home out.

But interior painting isn't the only painting project homeowners can tackle in the fall. Many exterior paints are temperature-sensitive and need the temperature outside to be above 40° F. Paint that freezes won't dry properly, and homeowners might be left with a costly and unsightly mistake on their hands. Fall temperatures tend to be amenable to both interior and exterior painting projects, just be sure to check the weather forecast before making your first brush stroke.



How to invite more natural light into your home

A dark home can be dreary and drain residents' energy levels rather quickly. Natural light has the power to make a person feel more energized, and it also can buoy spirits. As a result, many homeowners want to increase the amount of natural light in their homes.



Increasing natural sunlight in a home reduces reliance on interior lighting. This reduces energy bills and lowers the home's carbon footprint. Natural light also can help people in a home feel happier and more content.

According to the National Institutes of Health, some people experience serious mood changes during the winter months. Dubbed seasonal affective disorder, or SAD, this condition may be effectively treated with light therapy. Exposure to more light can alleviate fatigue, loss of interest and sad or anxious feelings. Homeowners looking to increase the natural light in their homes, be it for medical or aesthetic reasons, can do so in a variety of ways.

* Keep the drapes open. Opening blinds and curtains as far as they will go allows as much light to shine in without having to do major home renovations or spend any money at all. Homeowners concerned about privacy can install a window film that allows viewing from the inside only.

* Clean the windows. Dirty windows obstruct sunlight from entering the home. They also can make a home appear unkempt. Spend a free day cleaning the windows so that they'll let ample light in.

* Install seamless or low-profile windows and doors. Seamless sliding doors enable a large amount of light to enter the home. Such doors can replace an entire wall to brighten up a dark area of a home. The more windows and doors a home has, the brighter it will be.

* Take inventory of dark spots. A room may be dark because it simply does not have a layout conducive to brightness. Is a wall blocking

light from reaching a portion of the room? Think about changing the room's layout or even making structural changes to improve light distribution. The addition of a small window on a south- or west-facing wall can greatly improve natural light. Using mirrors can also reflect light where it is needed.

* Invest in skylights or solar tubes. Both skylights or solar tubes enable light to enter a home from above. Skylights are larger and require considerably more work to install, while solar tubes are more low-profile and can be put into rooms that do not abut the roofline, such as those obstructed by attic space. The tubular cylinders are installed between the roof and the ceiling and carry light through a reflective tube to the room below. Diffusers on tubular daylighting devices scatter the rays so the light doesn't cast harsh shadows, and UV filters can help protect furniture from discoloring.

* Trim shrubs and trees. If trees and bushes are blocking light from entering your home, trim them to enable dappled light to come through. Deciduous trees that will naturally lose their leaves come autumn can be planted on sunny areas of the property. This way in the summer months they will shade the house and keep it cooler, while in winter more sun will stream in when the leaves are shed.

* Create a three-season room. Make a spot in the home where sun will be at a premium. A solarium or greenhouse attached to the home can be a warm and sunny spot.

Increasing natural light in a home can improve feelings of well-being and also reduce energy consumption during daylight hours.



SUMMERHILL ESTATES
\$519,900

Beautiful 4 bedroom home on a child safe, family friendly crescent. Large pie shaped, pool size lot. Hardwood floors on main level, 3 baths, entry from garage, updated kitchen w/ walk-out to new deck, looks onto family room. Move in and Get settled for school. Walk to TTC, schools & Shops

AURORA COUNTRY
\$579,900

Stunning 4 bedroom home with a fully finished basement in South Aurora. Slate floors in open concept basement & 4 pce bath. Modern kitchen with walk-out, open to great room. Updated baths with granite counters. Hardwood floors on main level, entry from garage. 168ft private lot. Quiet kid friendly neighborhood. Walk to schools, trails, shops and Yonge.

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Make household drafts a thing of the past



Outside is below freezing and the heater is working overtime, but throughout the house there are cold, drafty areas. Does this sound familiar?

Specialists in the field say that any cold or drafty areas within a home are typically caused by air leaks within the building envelope. Air leaks can make rooms uncomfortable and allow the air to escape,

forcing heating equipment to work continually to compensate.

Whether building a new home or renovating, it may be worthwhile to consider a complete solution that makes household drafts a thing of the past. A modern insulation material, like that offered by innovators Icynene, can both insulate and air seal in one step.

Spray foam insulation seals the entire building envelope and provides a cost-saving option for homeowners looking to reduce

energy waste and save on their monthly energy bills. Over the long-term, the savings quickly add up.

Modifications to the way you manage your home's energy consumption leads to significant financial rewards and reassurance. Consulting a professional, such as an energy rater or inspector, will help make an educated assessment to the actual requirements within the home and where the value lies. More information can be found at www.icynene.com.

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FEATURE HOME



\$2,549,900

Picturesque privacy in Aurora's most exclusive estate community! Spectacular 5000+ sq. ft. home with scenic views from all windows. Private from the road, the home boasts separate entertaining-sized living room with marble woodburning fireplace and bright picture windows overlooking manicured gardens, lawns and mature trees. There is a separate formal 2-storey dining room with a woodburning fireplace and bright bow window. The updated gourmet centre island kitchen features a breakfast bar, built-in appliances and granite counters, and has a huge "solarium" breakfast area overlooking the pool and walk-out to massive slate terrace. "Open concept" to the kitchen is a spacious family room with a stone woodburning fireplace and large picture window – great for family gatherings! The master bedroom features an enticing 5-piece ensuite and mahogany-lined walk-in closet & custom built-in wall unit surrounding a cozy gas fireplace. Three large secondary bedrooms all have access to two updated bathrooms. For the nanny or granny, there is an updated separate accommodation over the garage with an inviting 4-piece bath, walk-in closet and built-in wall unit with gas fireplace. There is a "knockout" professionally finished bright walk-out lower level with a custom oak den, oak wet bar and top-of-the-line home theatre area. The backyard is an oasis with 20' x 40' gunite saltwater pool, saltwater hot tub, waterfall/pond and large 3-season party room. This is the package in Wycliffe Estates (Hunters Glen), just 5 minutes to downtown Aurora.



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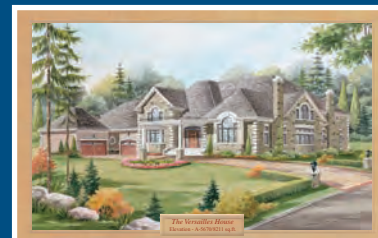
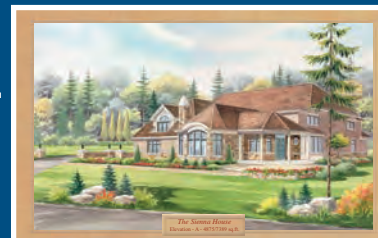
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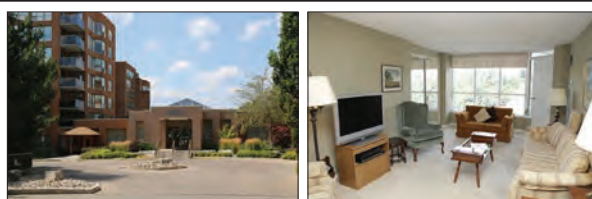
Feature Properties



AURORA! HUGE SEMI CONDO RENOVATED BEAUTY!

Shows like a dream! Fresh modern décor! Above-grade family room, living room & laundry! Large family room with w/o to fenced yard! Updated eat-in kitchen! Master w/access to updated main bath! Over 2000SF! Steps to Yonge, shopping, transit & community pool!

\$349,900



1ST AD! 2 BEDROOM IMMACULATE AURORA HIGHLANDS CONDO!

Open concept plan! Neutral modern décor! Modern ceramic eat-in kitchen! Spacious LR-DR combo! Master with w-in closet & inviting marble ensuite! Large 2nd bedroom with dbl closet & picture window! 2nd 4-piece bath! Large utility/laundry storage! Building "loaded" with amenities! Steps to Yonge, GO Bus & shopping!

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UPDATED BACKSPLINT! PRIVATE LOT! AURORA!

Wow – value here! Modern neutral décor! Spacious great room with broadloom over hardwood! Big ceramic eat-in kitchen with ceramic backsplash! 2nd bedroom w/custom built-in desk office area! Professionally finished lower level with inlaw potential with separate entrance, 3-piece bath, family room & den!

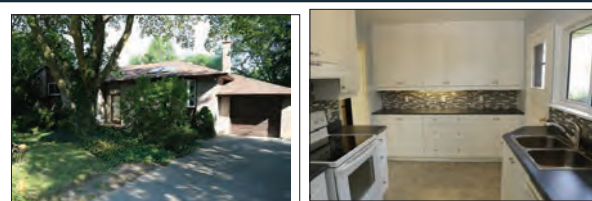
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AURORA OFFICE BUILDING WITH 7 PARKING SPOTS!

Complete renovation! Great for home business office – light industrial – fitness centre – research lab & more! Steps to GO train! Gleaming hardwood floors! Fresh modern décor! Open concept floor plan! New 2-piece washroom & 3 private offices on 2nd floor! Unspoiled lower level! Fully fenced! Great curb appeal – just move in!

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AURORA RAISED BUNGALOW! GARDENERS DELIGHT!

Backs and sides to greenspace – private & more! Full brick! Updated kitchen! Gleaming hardwood strip floors throughout! Spacious open concept living-dining area! Updated windows and furnace! Partly finished lower level with "inlaw" potential! 140 ft. frontage by 118 ft. deep! Steps to Yonge Street!

\$609,900



BUNGALOW BEAUTY! FINISHED BASEMENT! AURORA!

Soaring 9 ft. ceilings! Gleaming hardwood strip floors! Living room with vaulted ceiling! Coffered ceiling in dining room! Gourmet maple kitchen with granite counters & huge breakfast bar "open" to spacious family room w/walk-out to oversized cedar deck! Knockout open concept finished lower level! Quiet child-safe crescent!

\$749,900



SPECTACULAR! 4300 SF! RENOVATED! POOL! FINISHED BASEMENT!

Have it all! Curb appeal & more! Soaring 9 ft. ceilings & gleaming hrdwd strip floors! Sunken living room! Sep. formal DR! spacious family room w/custom B-I wall unit! Knock-out updated & upgraded Fischer kitchen w/granite counters & top-of-the-line B-I stainless steel appliances! Bright prof. fin w/o lower level w/wet bar, home theatre area & more!

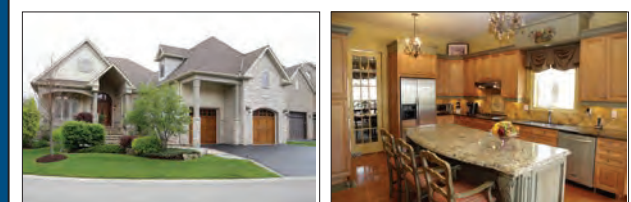
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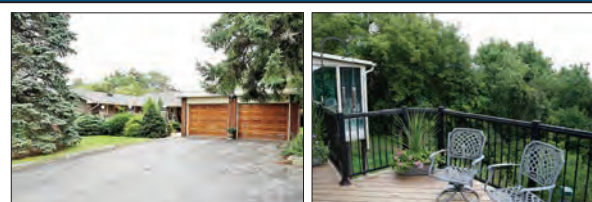
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Picturesque privacy! Superb completely reno'd estate home in Aurora's most sought-after estate community! Updated & upgraded "gourmet" centre island kitchen! Sumptuous master with enticing ensuite! Updated baths! Knock-out professional finished walkout basement! Oasis backyard with pool, waterfall, hot tub and party room! Sensational!

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Did you know?



When people think of outdoor storage, they generally envision garden sheds to house their lawn and garden equipment and tools. However, if space doesn't allow for a large shed, there is no need to fret because there are other storage possibilities. Consider a garden ottoman or bench, for example. This structure can be built from wood and then painted or covered in padded fabric. Store small items inside the ottoman, which can also serve as a table or additional

seating. In addition to an ottoman, a garden tool that can keep shovels and rakes organized. Homeowners with a deck can construct lidded deck boxes to store patio cushions or any other outdoor equipment. Utilizing the space under the deck is another idea. Cover the perimeter of the bottom of the deck with lattice and install one piece on a hinge to serve as a door. Store equipment underneath and out of sight. It also will be protected from the elements.



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This executive 4+1 bedroom home has soaring ceilings, hardwood floors with a bright open concept Great Room and Kitchen overlooking the fields of King. Enjoy dining in a screened in porch with a wood burning fireplace. Pool, tennis courts and exercise room in the community!!



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Over the past 31 years Karen has been involved with companies relocating employees to the greater Toronto (& surrounding areas such as Aurora).

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\$2,788,000



An architectural gem – 15 Acres, 3 homes, a gorgeous pond and salt water in-ground pool. This magnificent home is only 3 years old with over 6000 sq. ft. living area and boasts superior quality & workmanship. 10' ceiling, coffered & waffle ceiling, crown mouldings and hardwood floors throughout. Grand foyer with marble floors and floating wrought iron staircase. Gourmet kitchen with butler's pantry and walk in pantry. Each bedroom with it's own bath. Finish lower level with rec room, fireplace, bar and 1600 bottles wine cellar. Professionally landscaped with pool, cabana and stone patio. The other homes are rented at \$3500 per month.



\$2,500,000

53 Acres of rolling land with panoramic views of the country side with 688' frontage. Area of executive homes and minutes away from private schools and all major highways. Build your dream home or equestrian centre.



\$1,388,000

Custom built home on a ravine lot, 101' x 278' in most sought after neighbourhood. Approx. 5600 sq ft with 9' ceiling, hardwood & ceramic floors throughout & crown mouldings on the main floor. 4 large bedrooms, master bedroom with 6 piece bath and his & hers walk in closets. The family size kitchen has a butler's pantry and a walk out to an oversize deck as well as an enclosed porch/sunroom. The lower level is partially finish with a rec room, 2nd kitchen, exercise room, bedroom & sauna. Only minutes to highway 400 and the GO Station, 3 car garages.



\$1,288,000

Stunning home in an exclusive area on a huge pool size lot, 135' x 281'. Over 5000 sq ft living area with hardwood floors throughout, family size kitchen with breakfast room and a walk out to a huge deck with pergola. Formal living & dining rooms, family room with a fireplace. Master bedroom with a walk in closet and 6 piece bathroom. The lower level is completed with hardwood floors, home theatre and bar. Only minutes to highway 400 and the GO station.



SOLD!

NEAR SCHOMBERG – Beautiful 1 acre fenced lot with a gorgeous renovated 3 bedroom bungalow. Updated throughout, large eat-in kitchen, family room with walk-out to deck & finished lower level with rec room, 2 baths, 2 car garage & barn. Views of the countryside, parking for 10 cars or RV. 1 km north of #9 on the 20th Sdrd.



\$2,200 per month plus utilities

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